

Liquidation Analysis Juan J Peraza Mora & Gloria Batista Molina 19-01896-ESL12

Estate Property Description	Market Value	Estimated Liquidation Factor	Realizable Value	Liens	Exemption	Liquidation Value
Real Property Located at SR# 493, Km. 1.0 Int. in Carrizales Ward, Sector Palma Gorda, Hatillo PR Composed of dairy farm of 54 "cuerdas" with business dedicated buildings and a Residence. Recorder at Book #315, Page 115, Lot 4782 of the Registry of Property of Arecibo PR. CRIM Id. Number # 011-000-007-32-998 & 011-007-76-000	\$232,000			Claim 7 in amount of \$3,408,971.11	-	-
Milk Quota of 65,944 liters (encumbered by Triangle Cayman) @ \$12.00 per liter	\$791,328			Claim 7 in amount of \$3,408,971.11	-	-
Milk Quota of 8,000 liters (encumbered by Jorge O Amador) @ \$12.00 per liter	\$96,000			Claim 9 in amount of \$160,000.00	-	-
Milk Quota of 2,000 liters (Free of any liens) @ \$12.00 per liter	\$24,000	@ \$8.00 per liter	\$16,000	-	-	\$16,000
2001 Ford F250 (pick-up truck)	\$493.50	75%	\$370	-	-	\$370
2010 Ford Explorer Sport trac XLT (Pick-up truck)	\$3,698.00	75%	\$2,773.50	-	522(d)(2) \$3,698	-
2003 GMC Envoy (SUV vehicle)	\$448.00	75%	\$336.00			
2010 Ford Explorer XLT 4wheel Drive (Pick-up truck)	\$6,698.00	75%	\$5,023.50	-	522(d)(2) \$4,000	\$1,023.50
Household Furniture and appliances	\$3,500.00				522(d)(3) \$3,500	-
Household Electronics	\$500.00				522(d)(3) \$500	-
Jewelry	\$3,400.00				522(d)(4) \$3,400	-
Cash	\$400				522(d)(10)(A) \$3,500	-
Clothing	\$2,500.00				522(d)(3) \$2,500	-
Bank Acc. #6070 in Oriental Bank	\$304.52				522(d)(5) \$304.52	-
Bank Acc. #0788 in Coop Zeno Gandía	\$740.85				522(d)(10)(A) \$740.85	-

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Bank Acc. #3753 in Firstbank	\$84.05				522(d)(10)(A) \$84.05	-
Dairy Cattle 186 Milking Cows @ \$1,200 each = \$ 223,200 54 Dry Cows @ \$1,200 each = \$ 64,800 42 Pregnant Heifers @ \$800.00 each = \$ 33,600 35 Heifers (Toreras) @ \$500 each = \$ 17,500 30 Calves Under 1year old@\$300 each =\$ 9,000 2 Bulls @ \$1,000 each = \$ 2,000 TOTAL \$350,100	\$350,100	50%	\$175,050		522(d)(6) - \$5,050.00 & 522(d)(5) - \$27,494.48 Total Exemption = \$32,544.48	\$142,505.52
Additional Equipment 6,400-liter Milk Tank = \$6,400 1 Milking Pump = \$3,500 1 Generator = \$2,000 Claws = \$280 1 Bobcat (skid loader) no value since it is scrap metal 1900 Tractor = \$3,000 2 Feed Mixers (no vale since they're scrap metal) 1990 Tractor Ford Model 6010 = \$4,000 Backhoe Digger =\$3,000 TOTAL \$22,180	\$22,180	50%	\$11,090			\$11,090
Cow feeding (300 one-hundred weight/ 3,000 pounds; they are called "quintales" in Spanish) = \$4,200 Cows medicines \$210.00	\$4,410	50%	\$2,205.00	-	-	\$2,205.00
TOTAL	\$1,542,785					\$173,194.02

SUMMARY OF LIQUIDATION ANALYSIS

Estimated Net Assets at Liquidation Value: \$ 173,194.02
 Less – Liquidation expenses (17%): \$ 29,410.00 (includes commissions for sellers of equipment etc. that usually range from 15%-20%)
 Less – Priority Taxes: Claim 4 IRS: \$ 23,165.68
 Net Assets \$ 120,618.34
 Less Chapter 7 Trustee Liquidation fees: \$ 11,000.00
 Funds Available for Unsecured Creditors: \$ 109,618.34

Dividend through the Plan of Reorganization \$132,800.00 = 4.73%. Dividend to CLASS 6 General Unsecured Creditors